



Parks and Recreation Department
Tuesday, April 24, 2007

Meeting

A regularly scheduled meeting of the Parks and Recreation Department Parks Board was held on Tuesday, April, 24, 2007 at the Boards and Commissions Conference Room, 301 W. 2nd St. Room 1101.

Members Present: Board Chair Linda Guerrero, Vice-chair Jeb Boyt, Secretary/Parliamentarian Mark Vane, Hector Ortiz, Clint Small, Marilyn Bostick, Stephen Shang, Danette Chimenti and Jeff Francell.

Staff Members Present: Warren W. Struss, Stuart Strong, Cora Wright, Ricardo Soliz, Randy Scott and Tino Garcia.

A. Meeting Called to Order

The meeting was called to order by Board Chair Linda Guerrero at 6:08 p.m.

B. Approval of Minutes

Board Member Small moved approval of the minutes, seconded by Board Member Boyt. Motion passed.

C. Citizen Communication

Charlie McCabe, Executive Director, Austin Parks Foundation, announced a very successful It's My Park Day. The event was held on April 14th and 44 park projects were worked on by approximately 1200 volunteers. Mr. McCabe thanked Director Struss, Troy Houtman and Sarah Macias along with division staff who assisted with the projects.

D. Discussion and Action Items

1. Make a recommendation to the Director regarding the filling of 3 existing slips and cutting of 2 new slips, Case Number SP-2007-0202D

Board Member Francell indicated that the 2 lots each have existing boat slips but will be rebuilt with one boat slip on one lot and two boat slips on the other lot. Mr. Francell indicated that the new construction meets all the requirements of the Code. Board Member Francell moved to approve the recommendation, seconded by Board Member Boyt. Motion passed 7-0.

2. Consider approval of the Brian Bailey Homes Boat Dock, Case Number SP-07-0144DS.

Staff has visited the site and recommends a parallel boat dock to reduce navigational hazards, although it will require a slight variance approval. Board Member Boyt moved approval of the construction of the boat dock, seconded by Board Member Chimenti. Motion carried 6-0 with Board Members Bostick and Small abstaining.

3. Consider approval of the Brian Bailey Homes Boat Dock, Case Number SP-07-0147DS.

The applicant is requesting approval of a variance request of a 10 ft encroachment from the property line and has received support from surrounding neighbors. Board Member Boyt moved to approve the request, seconded by Board Member Ortiz. Motion carried 8-0 with Board Member Small abstaining.

4. Consider the approval of variance requests for the 222 and 300 East Riverside Project.

Richard Suttle provided the Board with a new site plan concept for the 222 and 300 East Riverside projects. He indicated that the new plan brought into compliance building 222. The project is now within the 150 ft primary setback requirement except for the construction of a driveway, which would connect the two buildings. He also indicated that along with this proposal the developer would; 1) dedicate at least 50 feet of parkland along Town Lake; 2) would construct and maintain a hike and bike trail along the parkway; and 3) would offer ground space at either of the two buildings for pedestrian use of park type activities such as Splash or other exhibits.

At the 300 East Riverside Project, Mr. Suttle indicated that the challenges are different because of the 2 setbacks, for the creek and the lake, and the compatibility setback for the homes across the street. They are also proposing the following: 1) compliance with the 150 ft primary setback for Town Lake except for the connecting driveway; 2) compliance with the 80 ft setback along Bouldin Creek; 3) dedication of a minimum of 50 feet of park land along Town Lake; 4) dedication of a minimum of 30 ft of parkland along Bouldin Creek; 5) construct and maintain a hike and bike trail; and 6) offer of the pedestrian use for exhibit space. Regarding parkland fees, Mr. Suttle indicated that they would get square with the city's requirement regarding the Parkland Dedication Fee Ordinance either with fees, land, or a combination of the two. He prefers the Board to either take action on the current site plan with the modifications he outlined above or get an extension of the review timeline (although he understands that the Board does not have the authority to do this).

The following citizens provided public comment on the variance requests for 222 and 300 East Riverside Project.

- ? Tom Cooke, Vice-President, Savetownlake.org. – vote no to the Waterfront Overlay.
- ? Kathie Tovo, President, Bouldin Creek Neighborhood – Deny variance requests.
- ? Bratten Thompson, Zilker Park Neighborhood – Deny the variance requests for 222 and 300 East Riverside.
- ? Jean Mather, President South River City Citizens – Deny variance requests.
- ? Teresa Griffin, AIA, SRCC – Deny variance requests.
- ? Gayle Goff, EROC, SRCC – did not speak but requested the Board deny variance to the Waterfront Overlay.
- ? Fred Schmidt, resident – uphold the Waterfront Overlay Ordinance fully as written.
- ? Wendy Price Todd, South River City Citizens – oppose the variance to the Overlay.
- ? Sarah Campbell, SRCC Neighborhood Association – Approve no variances to the Waterfront Overlay and no to the extension of site plan review.
- ? Jody Zemel, Bouldin Creek Neighborhood – Deny setback variances for 222 and 300 East Riverside Development Project.
- ? Dave Wight, Resident of Bouldin Creek Neighborhood, requested the Parks Board deny and variances to setback requirements of Waterfront Overlay District.
- ? Garry Brown – Deny variance requests for 222 and 300 East Riverside Drive Projects. Kenny Hilbig, Treasurer, STL , Executive Community Member, SRCC – Deny variance.
- ? Jeff Jack, President, Zilker Park Neighborhood Association – Deny variance requests.
- ? Laura Morrison, President, Austin Neighborhood Council – did not speak but requested the Board deny the variance request.
- ? Scott Handler, President, savetownlake.org – reject variance to Waterfront Overlay.
- ? Heather Bailey, savetownlake.org.- did not speak but requested to deny variance request.
- ? Sandy Bowman – oppose the variance.
- ? Cory Walton, Vice-President, Bouldin Creek Neighborhood Association, do not approve the variance request.

Board Member Chimenti moved to deny the variances requested (based on the current site plan and not the newly submitted one). Motion was seconded by Board Member Bostick.

Considerable discussion ensued among the Board members regarding issues such as re-starting a new process, concerns about the Overlay and its inherent problems, the lack of movement on one side of the process, the fact that the new site plan lacks details on money, land, and generally not enough data. Board Member Vane offered a friendly amendment. The amendment is as follows: To deny the variance request unless the following occurs: 1) the Department would receive the new site plan with more developed information within one week; 2) the Board would call a special called meeting

the following week; 3) if the vote is a majority vote on the new plan; 4) then the motion to opposed the current plan would be withdrawn; and 5) the new substituted new plan would be voted on. The friendly amendment was not accepted.

Board Member Vane requested a roll call on the original motion. The vote was as follows:

- Board Member Francell –aye
- Board Member Shang – aye
- Board Member Bostick – aye
- Board Member Chimenti – aye
- Board Member Ortiz – aye
- Board Member Boyt – nay
- Board Member Vane – nay
- Board Member Guerrero – aye.

As a result, the motion to deny the variance requests passed by a 6-2 vote. Ricardo Soliz reported that this action now goes to the Planning Commission in May. Mr. Suttle indicated that the new site plan would be submitted and would continue to work on the new concept. After the vote, the Board indicated that they would be in support of the 180 day extension if the new site plan was resubmitted.

5. Approve a recommendation to the City Council on an amendment of the Parkland Dedication Ordinance.

Ricardo Soliz, Division Manager, updated the Board on the Parkland Dedication Fees. He outlined how the parkland formula is administered, how the ordinance works and how the fees can and cannot be used. The current challenges to the Ordinance are: 1) there are a number of residential developments that do not pay any parkland fees and; 2) equity is an issue due to the high cost of inner city land versus land on the edge of the City. He also provided a list of staff recommendations which are as follows:

1. Start requiring fees for multi-family developments at the site plan stage. This would address the developments that do not have to sub-divide but are adding density to neighborhoods without paying the fair share of parkland fees.
2. Propose a simple fee of \$650 per unit.
3. As it relates to Affordability Task Force recommendations, the Department is recommending that a reduction of parkland fees be based on the following percentages:

-10% reasonably price housing units	25% Fee Waiver
-20% reasonably price housing units	50% Fee Waiver
-30% reasonably price housing units	75% Fee Waiver
-40% reasonably price housing units	100% Fee Waiver
4. The parkland fees should be reviewed and adjusted accordingly by using the consumer price index.

Note: There was considerable discussion on recommendation #3 as the Board was not in favor of the sliding scale. Board Member Chimenti moved to replace recommendation # 3 with the previously approved recommendation which stated: **Allow 100% exemption from Parkland Dedication Fees for only the units meeting affordability requirements as opposed to an entire development that has an affordability component, seconded by Board Member Bostick. Motion passed 7-0.

E. Other Business

6. Briefing on the Lone Star Rowing Association proposal to install safety and directional signs on Town Lake.

Charles Barksdale, Lone Star Rowing Association, provided a brief on right-of-way signs on Town Lake. They are asking permission to place the signs on bridge stanchions that will aid in the navigation for boaters on Town Lake. The project would take about 50-60 signs and would be installed in three stages. The signs would hang above the water on the bridges and would measure 2ft by 2ft. To date, TxDot is in support of the signs. Union Pacific and the Austin Historical Society still need to be contacted for their approval. A detailed briefing will be held next month at the Navigation Committee and the agenda item will return to the full Board afterwards.

7. Briefing on existing condition and future opportunities regarding the Waller Creek Trail.

Joe Pentalion, Watershed Protection and Development Review, introduced Gary Kosut who presented a slide presentation on the proposed Waller Creek Tunnel. The tunnel will extend from 12th Street to Town Lake along Sabine Street and will be constructed approximately 70 feet below the surface. The depth of the water on the creek will be about 3 or 4 feet deep. The inlet will have a laguna, walkway and pump buildings and the outlet will have an amphitheatre and other features still not detailed out. Board Member Vane asked how much of the park would be lost, to which the answer was about 1/3 of the park. Since the project is in the design stage, it was requested that the creek be moved further east of the park so as not to lose any more parkland. Joe Pentalion responded that the creek was designed to be more of an amenity (water feature), thus enhancing the park features. He also indicated that as meetings continue to take place, the Oversight Committee would take all suggestions into consideration. Note: Board Member Boyt was appointed member of the Waller Creek Oversight Committee by Council Member Sheryl Cole.

F. Director's Report

Director Struss reported that the Lake Austin boat study would be initiated this summer in collaboration between the City of Austin and LCRA. The study will be conducted by Texas A&M University. The Board will be briefed next month on the findings at Barton Springs Pool. He also reported on a very successful 130 team Boys TAAF basketball tournament, the dedication of the Joe Balandar Short Course and the Oak Hill Quarry Park dedication. The funds are in place for the completion of the Town Lake Park and if

any Board Members are interested in a tour, the Department would be happy to provide one.

G. Items from Board Members

Board Member Francell indicated that the Austin Parks Foundation has a great presentation on restoration issues in our parks and invited Charlie McCabe to provide the presentation at the next month's meeting.

With no further business, the meeting was adjourned at 9:44 p.m.